

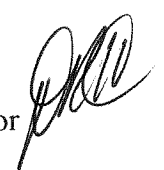



# City of Loma Linda Official Report

Robert Ziprick, Chairman  
Stan Brauer, Vice Chairman  
Floyd Petersen, Board Member  
Robert Christman, Board Member  
Karen Gaio, Board Member

CRA AGENDA: June 22, 2004

TO: Agency Board Members

VIA: Dennis R. Halloway, Executive Director 

FROM: Pamela Byrnes-O'Camb, Secretary/Housing Coordinator 

SUBJECT: Request to Exceed Program Limits Relating to Rehabilitation of a Mobile Home in Janzen Mobile Village

## **RECOMMENDATION**

It is recommended that the Agency Board authorize an additional amount of up to \$2,410.00 to accomplish the necessary repairs.

## **BACKGROUND**

The Agency Board has approved 10 programs related to its affordable housing obligations, one of which provides a \$2,000 grant to income-qualified owner-occupants of mobile homes. Initially, the program provided a \$5,000 loan-to-grant to owner-occupants of standard construction houses as well as mobile homes. The amount of the mobile home grant was reduced to \$2,000 because security for the mobile home loan-to-grant program could not include land.

The program is not meant to fix it all; however, it is meant to assist in providing a safe, healthy, and sanitary environment for qualified applicants. Only state licensed contractors are utilized; however, the owner-occupant may do some of the work, upon approval of the building inspector. The building inspector inspects each dwelling and provides a list of items to be addressed, reviews all bids, and inspects all work prior to payment being made.

## **ANALYSIS**

A situation has arisen where repairs required by the building inspector exceeds the Agency's program limits. The annual income of the elderly owner occupant is less than \$9,500 per year. Rehabilitation items include: replacing the roof, water damaged ceilings, installing GFI outlets, smoke detectors, as well as electrical and plumbing repairs. The coach is otherwise in sound condition and is very well maintained. The roof replacement is the most costly.

## **FINANCIAL IMPACT**

79-1800-1980